



The Vicarage Park Lane, Donington, PE11 4UE

£500,000

Introducing Something Very Special: "The Vicarage"

This stunning property on beautiful grounds is truly a show stopper. Immaculately presented from top to bottom, this amazing home has it all.

Featuring generously sized rooms, a newly renovated kitchen and bathrooms, and tasteful interior decor throughout, "The Vicarage" exudes elegance and charm. The property boasts a detached double garage to the rear, providing ample parking space, and offers picturesque field views that enhance its serene ambiance.

The garden will make all your friends envious, and the home looks even better in person.

Want to see more? Give us a call today!

Entrance Hallway



Entrance door to the front aspect, with glazed side panels to either side. Tiled flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard.

Cloakroom 7'4" x 6'5" (2.24 x 1.97)



Upvc window to rear aspect. Radiator. Wash hand basin with vanity unit. Toilet. Extractor fan. Partially tiled walls. Extractor fan.

Family Room 18'1" x 13'8" (5.52 x 4.19)



Upvc window to front, side and rear aspect. Built in storage. Gas fireplace. Carpeted. Television point.

Living Room 12'9" x 19'10" (3.89 x 6.07)



Upvc box bay window to front aspect and French

doors to side aspect. Open fireplace with surround. Radiators. Television point. Carpeted.

Dining Room 15'5" x 11'8" (4.72 x 3.57)



Upvc window to side aspect. Upvc patio doors opening to rear garden. Radiator. Carpeted.

Kitchen Breakfast 12'11" x 11'11" (3.95 x 3.65)



Upvc window to side and rear aspect. Wall and base units with work surface over. Part tiled splashback walls. Corner cupboard with double doors opening into the pantry. Composite sink with drainer and mixer tap over. Space for Range cooker with extractor over. Tiled flooring. Down lighting. Radiator.

Utility Room 7'10" x 10'1" (2.41 x 3.08)



Upvc window to side aspect and door to rear garden. Base units with work surface over. Wall mounted boiler. Stainless steel sink drainer with mixer tap over. Part tiled splashback walls. Space and plumbing for washing machine. Extractor fan. Tiled walls.

En-Suite 5'6" x 7'2" (1.70 x 2.20)



Upvc window to side elevation. Tiled flooring. Partially tiled walls. Heated towel rail. Wash hand basin with vanity unit. Extractor fan. Shower cubicle with rain water head and separate shower extension over.

First Floor Landing



Upvc window to side elevation. Airing cupboard. Loft access. Radiator.

Bedroom Two 14'9" x 14'11" (4.51 x 4.57)



Upvc windows to side elevation. Two double built in wardrobes. Carpeted. Radiator.

Bedroom One 14'6" x 12'7" (4.43 x 3.84)



Upvc box bay window to front and window to side elevation. Radiator. Walk in dressing room. Carpeted.

Dressing Room 5'6" x 6'5" (1.68 x 1.98)

Bedroom Three 16'6" x 12'0" (5.03 x 3.67)



Upvc window to side and rear elevation. Radiator. Two built in double wardrobes.

Bedroom Four 12'11" x 10'0" (3.95 x 3.05)



Upvc box bay window to front elevation. Radiator. Two double and one single built in wardrobe.

Bathroom 10'1" x 7'4" (3.08 x 2.25)



Upvc window to rear elevation. Tiled flooring. Heated towel rail. Bath with shower extension over. Shower cubicle with rain water head and seperate shower extension over. Wash hand basin set in vanity unit. Toilet. Extractor fan. Partially tiled walls.

Double Garage 19'4" x 19'1" (5.91 x 5.84)



Two single electric roller garage doors. Power and lighting.

Front Garden



Accessed via gates off a private road, the property features a block-paved, large driveway suitable for off-road parking for multiple vehicles, alongside an open wrap-around front and rear garden.



Rear Garden



The fully enclosed garden includes a well-established lawn area, multiple patios ideal for seating and entertaining, a variety of shrubs, a vegetable patch, a greenhouse, and offers picturesque field views.



Property Postcode

For location purposes the postcode of this property is: PE11 4UE

Location

Donington, Lincolnshire, is a quaint village steeped in history and charm. Located in the South Holland district, it is best known as the birthplace of Matthew Flinders, the renowned explorer who circumnavigated Australia. The village offers a blend of picturesque rural landscapes and historical landmarks, such as the St. Mary and the Holy Rood Church, which dates back to the 12th century. Visitors and residents alike can enjoy the serene ambiance of the local countryside, while amenities like 2 Co-Op's, Primary School and Secondary School, hairdressers, butchers, Pub and community centres provide a welcoming atmosphere. If you were looking for further amenities, the village is split between Boston and Spalding. Donington also hosts a variety of events and activities throughout the year, fostering a strong sense of community spirit.

Verified Material Information

Tenure: Freehold
Council tax band: E
Annual charge: None
Property construction: Brick
Electricity supply: Octopus

Solar Panels: None

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom, Standard and Superfast are available.

Mobile coverage: As stated by Ofcom, Indoor - EE and Three are Limited over Voice and Data - O2 are Likely over Voice but Limited over Date - Vodaphone have none.

As stated by Ofcom, Outdoor - EE, Three, O2 and Vodaphone are all Likely over Voice and Data.

Parking: Driveway and Double Garge

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Yes

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

Additional Information

PLEASE NOTE:

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Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

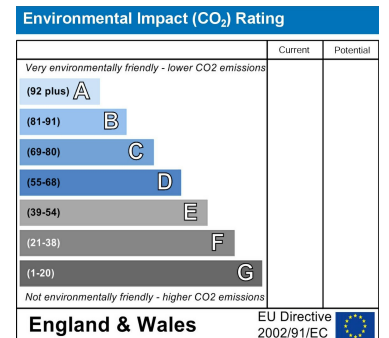
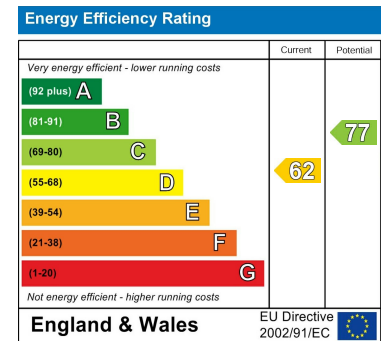
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

